

DELAWARE TOWNSHIP
Lot Improvement/ Subdivision
Minimum Requirements

Name of applicant

date

Chairman

As a minimum all application for approval of Lot Improvements/Subdivision under the provisions of Section 107.6.D of the Subdivision and Land Development Ordinance must be submitted on a properly executed plan (ten (10) copies) including:

LOT IMPROVEMENT # _____

_____ 1. Identification of all lots as they exist prior to the lot improvement. All lots must be shown, regardless of size and in their original subdivision designated format where applicable. (ex lot 1, lot 2)

- i. The new total lot length is to be on one side of the line with the metes and bounds and the original length to be on the opposite side of the line. (107.6.D.2.a.i)
- ii. Any new lot shall show the metes and bounds for the perimeter of any new individual lot(s) shown in a continuous flow with the Point of Beginning (POB) clearly labeled. (107.6.D.2.a.ii)

_____ 2. Identification of all lots created by the lot improvement by using the lot designation of the one with any residential improvements, if no improvements use the lower number lot. Where it is a second lot improvement the next letter in the alphabet will be used ie: B for the second and so forth. (ex. lot 1A, lot2A) (second lot improvement to be 1B, or 2B) (107.6.D.2.b)

_____ 3. Dotted lines where existing lot lines are to be eliminated. (107.6.D.2.c)

_____ 4. All existing improvements including but not limited to buildings, structures, rights of way width, driveways, walls, easements, outbuildings, ancillary facilities, wells and sewage or septic systems shall be shown. If there are no improvements, the parcel(s) shall be labeled "UNIMPROVED" **the new lot # will be that which the improvements are located.** (107.6.D.2.d)

_____ 5. A statement that all resulting parcels may not be further subdivided without Township approval, (107.6.D.2.e)

_____ 6. A statement that any parcels resulting from the lot improvement, including any remaining lands, comply in all respects with the provisions of the Subdivision and Land Development Ordinance. (107.6.D.2.f)

_____ 7. Signature blocks for both the Planning Commission labeled “recommended by” and the Board of Supervisors labeled “approved by”. (107.6.D.2.g)

_____ 8. Identification and address of the property owner, the date of submission and sufficient information to locate the parcel accurately. (107.6.D.2.i)

_____ 9. Name, license number, seal and signature of the Pennsylvania professional land surveyor or engineer who prepared the plan, Seal shall be clear and may be raised; (107.6.D.2.i)

_____ 10. The Applicant shall submit an original and one (1) copy of the deed describing the newly combined lots, which shall be fully executed in recordable form, showing metes and bounds. In addition, the Applicant shall submit for review, copies of the existing recorded deeds to verify ownership of the property being combined. (107.6.D.3)

_____ 11. The Applicant shall show the names of all adjoining lot owners with deed book and page number of each (107.6.D.2.j)

_____ 12. A North arrow, indicating whether the meridian is magnetic or true; if magnetic, year of meridian must be shown. (107.6.D.2.k)

_____ 13. A letter from Pike County Planning Commission with their comments. (107.6.D.2.L)

_____ 14. Date of submission. (107.6.A.18)

In addition to these minimum requirements, the township may require such additional information as it deems necessary to insure that all requirements of the Subdivision and Land Development Ordinance have been complied with.

A fee of \$100.00 must be paid at the time the plan is submitted. (107.5.1)

The plans must be submitted to the Planning Commission Secretary the Friday before its regular meeting at the Township Municipal Building, 116 Wilson Hill Road, Dingmans Ferry, PA (107.4.A)

ADDITIONAL COMMENTS: